

# HUNTERS<sup>®</sup>

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**16 Tranfield Close, Guiseley, Leeds, LS20 8LT**

**Asking Price £240,000**

**Property Images**





## Property Images



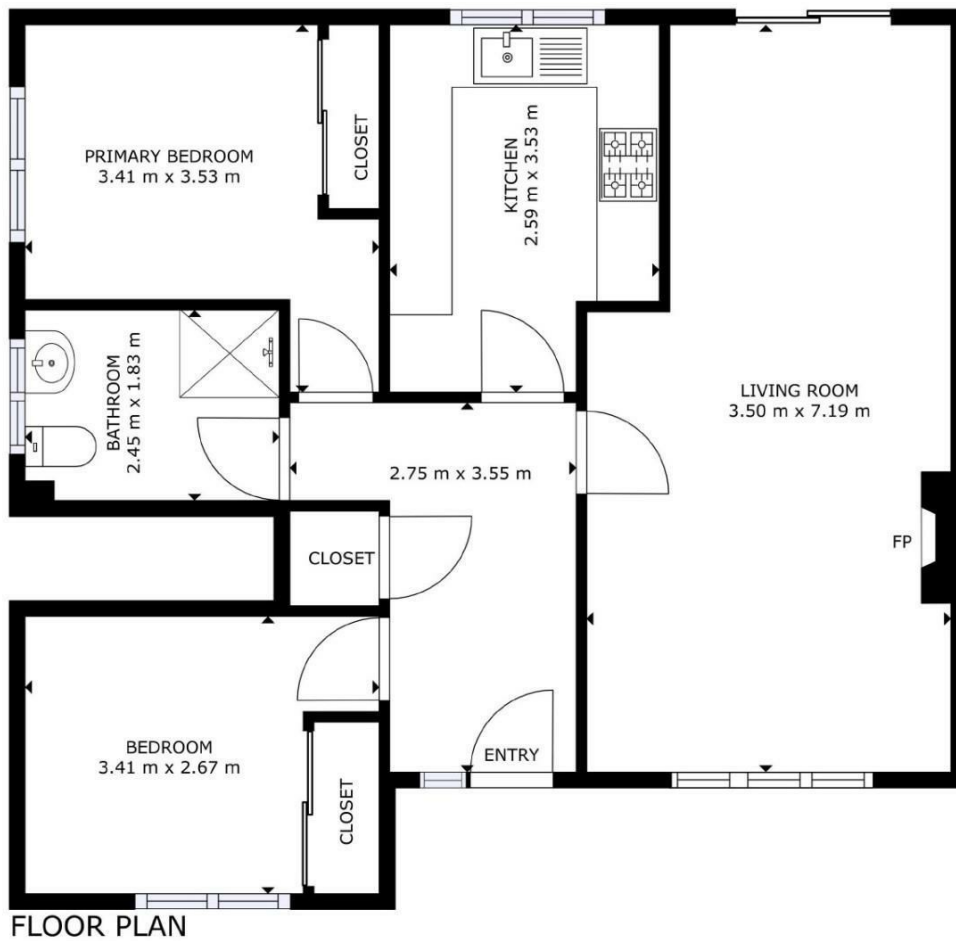
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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: Apartment Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

This highly sought-after ground floor apartment presents a rare opportunity for prospective buyers in a desirable area. Offering spacious and well-planned accommodation, the property is expected to attract significant interest. The interior begins with a welcoming entrance hall, which leads into a generously sized open-plan lounge and dining room. Patio doors open directly from this space onto the rear garden, providing a perfect blend of indoor and outdoor living. The apartment features two comfortable double bedrooms, ideal for various living arrangements, as well as a practical fitted kitchen designed to meet everyday needs. Additional storage is available in a convenient walk-in cupboard, and the shower room completes the accommodation with modern fittings.

Externally, residents benefit from beautifully maintained communal gardens, offering a peaceful retreat for relaxation. A garage en bloc provides secure storage or parking, further enhancing the property's practicality. The apartment is ideally located, with a selection of local shops, amenities, and public transport routes within close proximity, ensuring convenience for daily activities. For those who enjoy the outdoors, the surrounding area boasts picturesque walks, perfect for exploring nature and unwinding in tranquil surroundings. Combining comfort, convenience, and an enviable location, this apartment is an excellent choice for buyers seeking a ground floor home in a thriving community. Prompt viewing is strongly advised.

## Features

- GROUND FLOOR APARTMENT • SOUGHT AFTER LOCATION • GARAGE AND PARKING TO REAR • LONG LEASE • COMMUNAL GARDENS • CLOSE TO SHOPS AND AMENITIES • HUNTERS 360 TOUR • PROBATE SALE • SUPERBLY PRESENTED • LEVEL ACCESS TO GARDENS